

RUSH  
WITT &  
WILSON



**36 Forge Meads, Wittersham, Tenterden, Kent TN30 7PE**  
**Offers In The Region Of £315,000 Freehold**

Rush Witt & Wilson are pleased to offer this well portioned semi-detached home located in the heart of the sought after village of Wittersham

The accommodation is arranged over two floors comprising of an entrance hallway, kitchen/dining room, cloakroom, study/utility room and living room with direct access to the garden on the ground floor. On the first floor are three generous bedrooms and the family bathroom. Outside the property benefits a good sized rear gardens to the side/rear.

An internal inspection of this delightful home is highly recommended, for further information and to arrange a viewing please call our Tenterden office.

#### **Entrance Hallway**

Obscure glazed entrance door and window to the front elevation, stairs rising to the first floor with recessed storage space beneath, radiator, doors off to the following:

#### **Kitchen/Dining Room**

12'6 x 10'8 (3.81m x 3.25m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounting cupboards, complimenting worksurface with tiled splashback, inset one and a half bowl sink with side drainer, inset electric hob with integrated oven beneath and extractor canopy above, space and plumbing for dishwasher, space for American style fridge/freezer, large fitted pantry cupboard, space for table and chairs, radiator, window to the front elevation, door through to:

#### **Lobby**

Glazed door to the side elevation with access onto the garden, further doors through to:

#### **Study/Utility Room**

10'5 x 5'5 (3.18m x 1.65m)

Double aspect with window to the rear and side elevations, radiator, wall mounted electric boiler, space and plumbing for washing machine.

#### **Cloakroom/WC**

Fitted with a white suite comprising low level wc, wall mounted wash hand basin with tiled splash back, radiator, obscure glazed window to the side elevation.

#### **First Floor**

##### **Landing**

Access to loft space, fitted storage cupboard, doors off to the following:

##### **Bedroom One**

12'2 x 10'9 (3.71m x 3.28m)

Window to the rear elevation, radiator.

##### **Bedroom Two**

11'2 x 10'9 (3.40m x 3.28m)

Window to the front elevation, radiator.

##### **Bedroom Three**

9'2 x 8'9 (2.79m x 2.67m)

Window to the rear elevation, radiator.

#### **Bathroom**

Fitted with a modern suite comprising low level wc, floor standing vanity unit with inset wash hand basin and cupboard beneath, panel enclosed bath with mixer tap, shower over and fitted folding screen, stainless steel heated towel rail, fully tiled walls, obscure glazed window to the front elevation.

#### **Outside**

#### **Side & Rear Gardens**

Predominantly laid to lawn with a paved patio area abutting the rear of the property offering space for outside dining and entertaining, two timber garden stores.

#### **Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested.

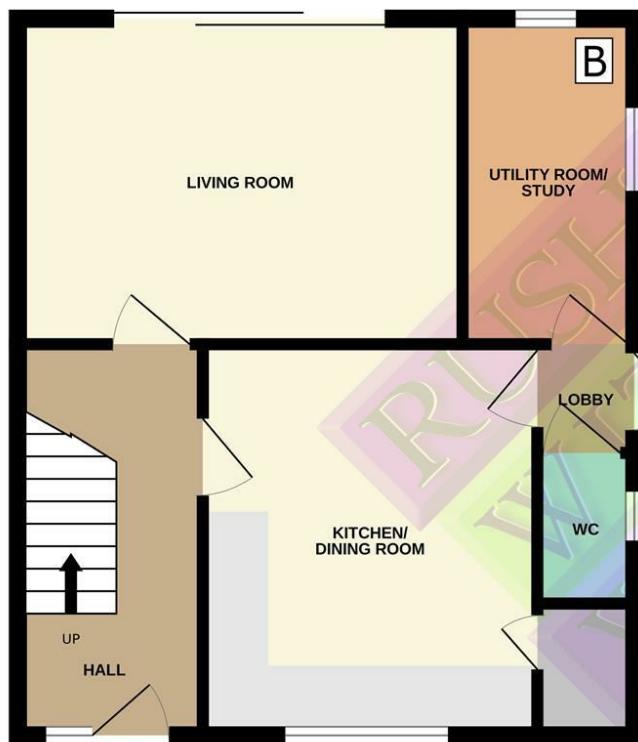
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

#### **Council Tax Band – C**

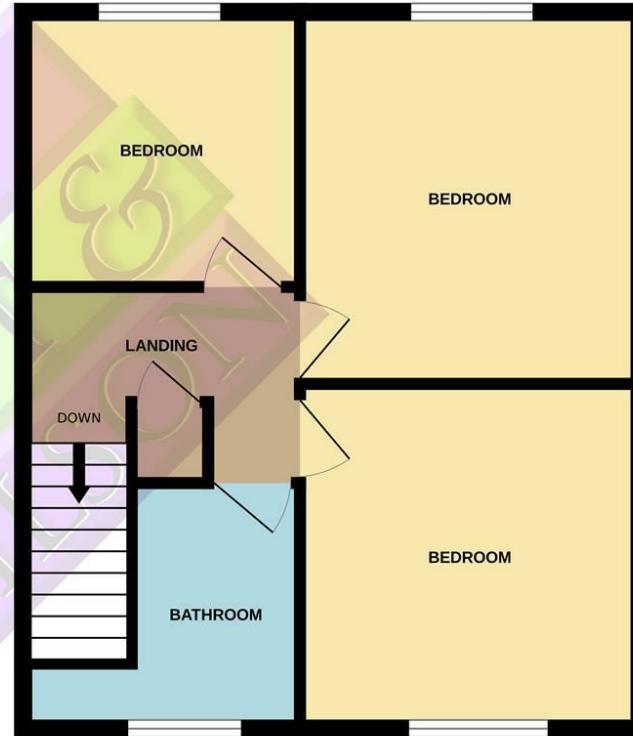
A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



